

# NATIONAL CEMETERY ADMINISTRATION - MSN COST GUIDE

## MSN 3: Denver Memorial Service Network

CURRENT CONSTRUCTION UNIT COSTS AS NOTED IN CHART

USE FOR PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office of Construction & Facilities Management Cost Estimating & A/E Evaluation Service (00CFM1B)

Date Prepared: Oct 2011.

Index Basis: Boeckh Index = SEP-OCT 2011.

Location	Boeckh Indexes	P.I.C. BUILDING	ADMIN. BUILDING	REST ROOM	MAINT. BUILDING	STORAGE BUILDING	COMMITTAL SHELTER	PRE- PLACED CRYPTS	COLUM- BARIUM	MEMORIAL WALL	24' ROAD W/CURB	METAL FENCE	IRRIGATION
		\$/SF	\$/SF	\$/SF	\$/SF	\$/SF	EA.	EA.	EA.	\$/SPACE	\$/LF	\$/LF	\$/ACRE
Sturgis, SD	2,445.3	\$291	\$237	\$249	\$166	\$83	\$332,264	\$374	\$415	\$208	\$83	\$145	\$33,226
Maxwell, NE	2,424.8	\$288	\$235	\$247	\$165	\$82	\$329,479	\$371	\$412	\$206	\$82	\$144	\$32,948
Denver, CO	2,556.1	\$304	\$247	\$260	\$174	\$87	\$347,320	\$391	\$434	\$217	\$87	\$152	\$34,732
Las Animas, CO	2,448.9	\$291	\$237	\$250	\$166	\$83	\$332,754	\$374	\$416	\$208	\$83	\$146	\$33,275
Leavenworth, KS	2,567.0	\$305	\$249	\$262	\$174	\$87	\$348,801	\$392	\$436	\$218	\$87	\$153	\$34,880
Santa Fe, NM	2,518.0	\$299	\$244	\$257	\$171	\$86	\$342,143	\$385	\$428	\$214	\$86	\$150	\$34,214
Ft. Bayard, NM	2,338.3	\$278	\$226	\$238	\$159	\$79	\$317,725	\$357	\$397	\$199	\$79	\$139	\$31,773
Ft. Gibson, OK	2,291.8	\$272	\$222	\$234	\$156	\$78	\$311,407	\$350	\$389	\$195	\$78	\$136	\$31,141
Elgin, OK	2,306.8	\$274	\$223	\$235	\$157	\$78	\$313,445	\$353	\$392	\$196	\$78	\$137	\$31,345
El Paso, TX	2,081.1	\$247	\$201	\$212	\$141	\$71	\$282,777	\$318	\$353	\$177	\$71	\$124	\$28,278
Dallas - Ft. Worth, TX	2,196.2	\$261	\$213	\$224	\$149	\$75	\$298,417	\$336	\$373	\$187	\$75	\$131	\$29,842
San Antonio, TX	2,130.6	\$253	\$206	\$217	\$145	\$72	\$289,503	\$326	\$362	\$181	\$72	\$127	\$28,950
Houston, TX	2,300.3	\$273	\$223	\$234	\$156	\$78	\$312,562	\$352	\$391	\$195	\$78	\$137	\$31,256

### NOTES:

Unit costs have been updated using the most current project data available.

Cost shown are averages to be used for establishing an order of magnitude. Actual costs will vary depending on complexity and unique conditions of each project.

Costs shown are for typical NCA construction only. Additional costs to be considered include: Pre-Design allowance; escalation to contract award date; construction contingencies; technical services; impact costs; utility agreements; site improvements; site utilities; CM fees; and current local market conditions.

Costs are as of the time of BOECKH Index period shown. Adjust to latest available BOECKH Index. Multiply unit costs by the current BOECKH Index and divide by the index shown in table.

Allow additional funds for known adverse sub-surface conditions.

Allow additional funds for special construction requirements such as: phasing; unusual site constraints, tie into existing structures.

Funds for Federally required Physical Security and Energy construction mandates are NOT INCLUDED in the unit costs.

Allow additional funds for compliance with VA Physical Security Standards and Sustainability Guidelines for 5' outside of Building Envelope.

Sitework and site utility costs will vary greatly for each project. Early identification of requirements is critical.

For conceptual estimates on projects up to \$25M, 15% added building cost is a reasonable rule of thumb for sitework and site utilities. Factor may decrease to 10% for larger projects.

For additional assistance, contact Jay Sztuk (00CFM1B) at jay.sztuk@va.gov or at 202-632-5614.

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Location	Boeckh Indexes	Escalation Rate				
		2012	2013	2014	2015	2016
Sturgis, SD	2,445.3	3.00%	4.00%	5.00%	5.00%	5.00%
Maxwell, NE	2,424.8	3.00%	4.00%	5.00%	5.00%	5.00%
Denver, CO	2,556.1	3.00%	4.00%	5.00%	5.00%	5.00%
Las Animas, CO	2,448.9	3.00%	4.00%	5.00%	5.00%	5.00%
Leavenworth, KS	2,567.0	3.00%	4.00%	5.00%	5.00%	5.00%
Santa Fe, NM	2,518.0	3.00%	4.00%	5.00%	5.00%	5.00%
Ft. Bayard, NM	2,338.3	3.00%	4.00%	5.00%	5.00%	5.00%
Ft. Gibson, OK	2,291.8	3.00%	4.00%	5.00%	5.00%	5.00%
Elgin, OK	2,306.8	3.00%	4.00%	5.00%	5.00%	5.00%
El Paso, TX	2,081.1	3.00%	4.00%	5.00%	5.00%	5.00%
Dallas - Ft. Worth, TX	2,196.2	3.00%	4.00%	5.00%	5.00%	5.00%
San Antonio, TX	2,130.6	3.00%	4.00%	5.00%	5.00%	5.00%
Houston, TX	2,300.3	3.00%	4.00%	5.00%	5.00%	5.00%

### NOTES:

When using the above Escalation Rates over a number of years. These will need to be compounded to show true escalation.

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